

CNCTECH GROUP JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

FOR THE QUARTER 1 - 2026

STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

ASSETS		Codes	Notes	Unit: VND	
				Closing balance	Opening balance
A.	CURRENT ASSETS	100		327,318,077,696	373,082,475,179
I.	Cash and cash equivalents	110	5	3,039,974,287	9,821,472,684
1.	Cash	111		3,039,974,287	8,387,280,609
2.	Cash equivalents	112		-	1,434,192,075
II.	Short-term financial investments	120	6	226,149,275,732	235,771,576,533
1.	Trading securities	121		172,047,800,000	172,047,800,000
2.	Held-to-maturity investments	123		54,101,475,732	63,723,776,533
III.	Short-term receivables	130		55,027,850,392	71,332,113,989
1.	Short-term trade receivables	131	7	10,369,320,576	25,035,184,412
2.	Short-term advances to suppliers	132		2,012,507,194	9,016,993,203
3.	Other short-term receivables	135	8	44,746,022,622	39,379,936,374
4.	Provision for short-term doubtful debts	136		(2,100,000,000)	(2,100,000,000)
IV.	Other short-term assets	160		43,100,977,285	56,157,311,973
1.	Short-term prepaid expenses	161	9	28,716,029,209	41,830,152,419
2.	Value added tax deductibles	162		14,384,948,076	14,327,159,554
B.	NON-CURRENT ASSETS	200		1,644,155,521,125	1,612,423,191,371
I.	Long-term receivables	210		30,027,153,120	30,027,153,120
1.	Other long-term receivables	215	8	30,027,153,120	30,027,153,120
II.	Fixed assets	220		10,392,879,759	11,013,876,822
1.	Tangible fixed assets	221	10	8,880,379,730	9,363,876,794
	- Cost	222		18,697,951,166	18,697,951,166
	- Accumulated depreciation	223		(9,817,571,436)	(9,334,074,372)
2.	Intangible assets	227	11	1,512,500,029	1,650,000,028
	- Cost	228		7,553,400,000	7,553,400,000
	- Accumulated amortisation	229		(6,040,899,971)	(5,903,399,972)
III.	Investment property	240	12	9,590,133,736	9,647,895,562
	- Cost	241		11,090,270,588	11,090,270,588
	- Accumulated depreciation	242		(1,500,136,852)	(1,442,375,026)
IV.	Long-term assets in progress	250		31,119,003,000	16,003,203,000
1.	Long-term construction in progress	252	13	31,119,003,000	16,003,203,000
V.	Long-term financial investments	260	6	1,529,585,016,359	1,510,135,016,359
1.	Investments in subsidiaries	261		1,266,987,095,993	1,266,987,095,993
2.	Investments in associates	262		243,084,045,585	243,084,045,585
3.	Equity investments in other entities	263		49,250,000,000	29,800,000,000
4.	Provision for impairment of long-term financial investments	265		(29,736,125,219)	(29,736,125,219)
VI.	Other long-term assets	270		33,441,335,151	35,596,046,508
1.	Long-term prepaid expenses	271	9	33,441,335,151	35,596,046,508
	TOTAL ASSETS (280=100+200)	280		1,971,473,598,821	1,985,505,666,550

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 31 March 2026

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		805,989,953,250	889,408,751,640
I. Current liabilities	310		698,405,359,045	779,094,290,715
1. Short-term trade payables	311	14	46,218,920,407	53,716,404,306
2. Short-term advances from customers	312	15	43,447,497,524	39,243,350,000
3. Taxes and amounts payable to the State budget	314	16	150,248,534	2,721,345,964
4. Payables to employees	315		2,068,273,516	2,572,071,229
5. Short-term accrued expenses	316	17	28,414,068,246	63,310,465,281
6. Long-term deferred revenue	319	18	43,754,348,333	61,221,609,252
7. Other current payables	320	19	259,630,513,046	259,612,188,045
8. Short-term loans and obligations under finance leases	321	20	274,721,489,439	296,696,856,638
II. Long-term liabilities	330		107,584,594,205	110,314,460,925
1. Long-term deferred revenue	337	18	15,719,964,644	18,177,207,654
2. Other long-term payables	338	19	35,599,947,408	35,599,947,408
3. Long-term loans and obligations under finance leases	339	21	56,264,682,153	56,537,305,863
D. EQUITY	400		1,165,483,645,571	1,096,096,914,910
I. Owners' equity	410	22	1,165,483,645,571	1,096,096,914,910
1. Owners' contributed capital	411		916,000,000,000	916,000,000,000
- Ordinary shares carrying voting rights	411a		916,000,000,000	916,000,000,000
2. Share premium	412		127,600,000,000	127,600,000,000
3. Retained earnings	420		121,883,645,571	52,496,914,910
- Retained earnings accumulated to the prior period end	420a		52,496,914,910	7,083,095,928
- Retained earnings of the current period	420b		69,386,730,661	45,413,818,982
TOTAL RESOURCES (440=300+400)	440		1,971,473,598,821	1,985,505,666,550


Le Thu Thuy
Preparer/Chief Accountant



Nguyen Van Hung
Group Executive Chairman

Hanoi, 17 April 2026

SEPARATE PROFIT AND LOSS STATEMENT
For the 3-month period ended 31 March 2026

Unit: VND

ITEMS	Codes	Notes	Current period VND
1. Gross revenue from goods sold and services rendered	01	23	26,127,945,129
2. Net revenue from goods sold and services rendered (10=01)	10	23	26,127,945,129
3. Cost of sales	11	24	20,844,071,474
4. Gross profit from goods sold and services rendered (20=10-11)	20		5,283,873,655
5. Financial income	22	26	91,404,161,255
6. Financial expenses	23	27	10,677,777,433
7. Selling expenses	25	28	986,093,085
8. General and administration expenses	26	28	12,727,090,430
9. Operating profit (30=20+(21-22)-(25+26))	30		72,297,073,962
10. Other income	31		-
11. Other expenses	32		2,910,343,301
12. (Loss)/profit from other activities (40=31-32)	40		(2,910,343,301)
13. Accounting profit before tax (50=30+40)	50		69,386,730,661
14. Current corporate income tax expense	51		-
15. Net profit after corporate income tax (60=50-51)	60		69,386,730,661



Le Thu Thuy
Preparer/Chief Accountant



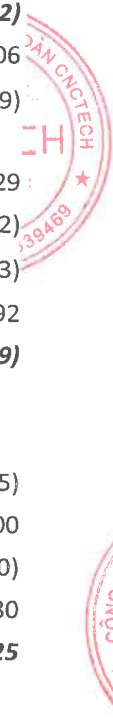
Nguyen Van Hung
Group Executive Chairman

Hanoi, 17 April 2026

SEPARATE CASH FLOW STATEMENT
For the 3-month period ended 31 March 2026

Unit: VND

ITEMS	Codes	Current Period
I. CASH FLOWS FROM OPERATING ACTIVITIES		
1. Profit before tax	01	69,386,730,661
2. Adjustments for:		
Depreciation and amortisation of fixed assets and investment properties and allocation of land rentals	02	678,758,889
(Gain) from investing activities	05	(91,404,161,255)
Interest expense	06	10,677,777,433
3. Operating profit before movements in working capital	08	(10,660,894,272)
Changes in receivables	09	28,303,697,006
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	(40,825,527,949)
Changes in prepaid expenses	12	44,061,973,129
Interest paid	14	(45,005,338,562)
Corporate income tax paid	15	(1,133,518,403)
Other operating expenses	17	5,795,885,792
Net cash generated by operating activities	20	19,463,723,259
II. CASH FLOWS FROM INVESTING ACTIVITIES		
1. Cash outflow for lending, buying debt instruments of other entities	23	(8,842,514,555)
2. Cash recovered from lending, selling debt instruments of other entities	24	7,400,000,000
3. Equity investments in other entities	25	(19,450,000,000)
4. Interest earned, dividends and profits received	27	90,411,754,680
Net cash generated by/(used in) investing activities	30	69,519,240,125



SEPARATE CASH FLOW STATEMENT (Continued)
For the 3-month period ended 31 March 2026

Unit: VND

ITEMS	Codes	Current period
III. CASH FLOWS FROM FINANCING ACTIVITIES		
1. Proceeds from borrowings	33	51,950,000,000
2. Repayment of borrowings	34	(108,787,015,263)
Net cash (used in)/generated by financing activities	40	(56,837,015,263)
Net increases in cash (50=20+30+40)	50	(6,781,498,397)
Cash and cash equivalents at the beginning of the period	60	9,821,472,684
Cash and cash equivalents at the end of the period (70=50+60)	70	3,039,974,287



Le Thu Thuy
Preparer/Chief Accountant



Nguyen Van Hung
Group Executive Chairman

Hanoi, 17 April 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements

1. GENERAL INFORMATION

Structure of ownership

CNCTech Group Joint Stock Company (the "Company") formerly known as CNC Hanoi Investment and Development Company Limited was established under Enterprise Registration Certificate No. 0106839469 dated 06 May 2015 issued by Hanoi Authority for Planning and Investment (currently known as Hanoi Department of Finance). On 29 December 2017, the Company transformed its ownership structure from a limited liability company to a joint stock company. The latest amended in the Enterprise Registration Certificate was the 22nd amendment dated 13 August 2025.

The head office of the Company is on the 1st Floor, Vista Building, No. 4/15 Duy Tan Street, Cau Giay Ward, Hanoi, Vietnam.

The number of employees of the Company as at 31 March 2026 was 72 (31 December 2025: 61).

Operating industry and principal activities

The Company's operating industry include:

- Metal forging, stamping, pressing and rolling; metal powder smelting;
- Consulting, brokerage, real estate auction, land use right auction;
- Trade in real estate, land use rights belonging to owners, users or leasers;
- Other professional, scientific and technological activities that have not yet been classified;
- Research and development of natural science and engineering experiments;
- Mechanical processing; metal processing and coating;
- Manufacture of cutlery, hand tools and common metal objects;
- Producing other products made of metals that have not yet been classified;
- Manufacture of metallurgical machinery;
- Production of iron, steel, cast iron;
- Iron and steel casting;
- Non-ferrous metal casting;
- Manufacture of metal components;
- Manufacturing products from plastic;
- Rental of motor vehicles;
- Wholesale machinery, equipment and other machine parts;
- Other business support service activities have not been classified anywhere; and
- Research and development of social science and humanities experiments.

The Company's principal activities are financial investment, trading and real estate leasing.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

Company's Structure

As at 31 March 2026, details of the Company's subsidiaries and associates are as follows:

No	Name	Place of incorporation and operation	Proportion of ownership interest	Proportion of voting power held	Principal activities
a) Direct subsidiaries					
1	CNCTech Binh Duong Joint Stock Company	Ho Chi Minh	99.00%	99.00%	Industrial production and factory lease
2	CNCTech Ha Nam Joint Stock Company	Ninh Binh	98.00%	98.00%	Factory and warehouse for lease
3	CNC Thang Long Joint Stock Company	Phu Tho	94.28%	94.28%	Industrial production and factory lease
4	CNC Global Joint Stock Company	Bac Ninh	92.00%	92.00%	Construction and factory lease
5	Vinh Phuc VinaStartup Joint Stock Company	Phu Tho	79.49%	79.49%	Construction and factory lease
6	Arts Group Joint Stock Company	Phu Tho	54.13%	54.13%	Manufacturing and processing of medical equipment and instruments
7	FSI Group Joint Stock Company (i)	Phu Tho	48.00%	51.00%	Financial investment
b) Indirect subsidiaries					
1	Bac Giang International Logistics Company Limited	Bac Ninh	57.17%	94.02%	Warehousing and goods storage services
2	CNC High Technologies Joint Stock Company	Ho Chi Minh	92.69%	98.32%	Industrial manufacturing
3	SMC Technology Joint Stock Company	Phu Tho	58.28%	61.82%	Industrial manufacturing
4	ASV Industrial Joint Stock Company	Phu Tho	48.08%	51.00%	Trading
5	BGL Services Limited Company	Bac Ninh	57.17%	100%	Warehousing and goods storage services
c) Direct associate					
1	MKC Vinh Phuc Joint Stock Company	Phu Tho	50.00%	50.00%	Real estate business
2	VINECO Telecommunication Systems Joint Stock Company	Hanoi	49.00%	49.00%	Manufacturing and processing of electronic and telecommunications equipment
3	Vietnam CNC and Technology Application Joint Stock Company	Hanoi	35.14%	35.14%	Research, design and manufacture of specialized machines
4	Vietnam American Oil Tools Joint Stock Company	Ho Chi Minh	24.02%	24.02%	Production and processing of petroleum components
c) Indirect associate					
1	CNCTech Aerospace Joint Stock Company	Phu Tho	39.84%	42.26%	Manufacture of measuring, testing, navigation and control equipment

- (i) The Company has entered into an agreement with Bao Ngoc MTV Investment Services Company Limited (a major shareholder of FSI Group Joint Stock Company ("FSI Group")) whereby the Company is granted more than 50% of the voting rights in FSI Group. Accordingly, the Company has the ability to control the financial and operating policies of FSI Group. As a result, the Company is deemed to have control over FSI Group and therefore recognises FSI Group as a subsidiary of the Company.

Disclosure of information comparability in the separate financial statements

Comparative figures for the Statement of Financial Position are derived from the audited financial statements for the year ended 31 December 2025. The Company does not present comparative figures for the Profit and Loss Statement and the Statement of Cash Flows, as it was not yet required to prepare financial statements for the three-month period ended 31 March 2025.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The Company also prepares consolidated financial statements on the basis of consolidating the Company's separate financial statements and the financial statements of its subsidiaries in another report. These separate financial statements should be read together with the consolidated financial statements in order to better understand the financial situation of the Company as a whole.

The accompanying separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. ACCOUNTING GUIDANCE IN ISSUE

- On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the application of accounting regime for enterprises. Circular 99 is effective from 01 January 2026 and applies for financial years beginning on or after 01 January 2026. This Circular will supersede the following regulations:
- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for contents relating to accounting guidance for the equitization of State-owned enterprises);
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance on amendments to Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and adding some articles of Circular 200; and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance for investors.

The Executive Board is considering the extent of impact of the adoption of Circular 99 on the Company's financial statements for future accounting periods, beginning on or after 01 January 2026.



4. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these separate financial statements, are as follows:

Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made when there has been evidenced that their market prices are lower than their costs in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits and bonds held to maturity to earn periodic interest.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for impairment of held-to-maturity investments.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, associates

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Interests in subsidiaries and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries and associates are carried in the statement of financial position at cost less provision for impairment of such investments (if any). Provisions for impairment of these investments are made when there is reliable evidence for declining in value of these investments at the statement of financial position date.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

	<u>Years</u>
Motor vehicles, transmission equipment	6 - 8
Management equipment and supplies	3 - 6

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the income statement.

Leasing

A lease is considered a financial lease when the majority of the rights and risks of property ownership are transferred to the lessee. All other leases are considered operating leases.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the consolidated income statement using straight-line method over the lease term.

The Company as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Intangible assets and amortisation

Intangible assets are stated at cost less accumulated amortisation.

Intangible assets are measured initially at purchase cost and amortised using the straight-line method over their estimated useful lives, as follows:

	<u>Years</u>
Computer software	4 - 10

Investment property

Investment properties are composed of land use rights, offices and factories held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation while investment properties held for capital appreciation are stated at cost less impairment loss. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties. Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Buildings and structures	48

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including factory rentals, land rentals and other prepaid expenses.

Prepaid factory and land rentals are charged to the income statement using the straight-line method over the lease term.

Other types of prepayments comprise costs of tools and supplies issued for consumption and other expenses which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as long-term prepayments, and are allocated to the consolidated income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Unearned revenue

Unearned revenue is the amounts received in advance relating to results of operations of multiple accounting periods for services or products that have been yet provided or delivered. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the income statement for the year corresponding to the portion that meets the revenue recognition conditions.

Revenue recognition

Sales revenue

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- (a) the Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) the amount of revenue can be measured reliably;
- (d) it is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Service revenue

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the statement of financial position date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate. Income from investments is recognized when the Company has the right to receive income.

Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examination.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or to exercise significant influence over the other party in making financial and operating decisions, or when the Company and the other party are subject to common control or common significant influence. Related parties may be companies or individuals, including their close family members.

5. CASH AND CASH EQUIVALENTS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Bank demand deposits	3,039,974,287	8,387,280,609
Cash equivalents (*)	-	1,434,192,075
	<u>3,039,974,287</u>	<u>9,821,472,684</u>

(*) Represent deposits with a principal term of 3 months or less at Vietnam Joint Stock Commercial Bank for Industry and Trade.

6. FINANCIAL INVESTMENTS

Short-term financial investments

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Trading securities		
Credit Debts and Assets of DTK Joint Stock Company and The Vietnam Feed Joint Stock Company (i)	172,047,800,000	172,047,800,000
	<u>172,047,800,000</u>	<u>172,047,800,000</u>

- (i) Represent the amount of redemption of credit debts of DTK Joint Stock Company and The Vietnam Feed Joint Stock Company ("Debtor") at Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch and Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Da Branch ("Vietinbank") under the debt purchase and sale contracts between the Company and Vietinbank.

The acquisitions include all rights and interests associated with Vietinbank's debt to the Debtor, the right to dispose of collateral and other relevant rights and interests under Vietinbank's ownership in accordance with the provisions of law. After completing the obligations under the contract with Vietinbank, the Company is a creditor of DTK Joint Stock Company and The Vietnam Feed Joint Stock Company. These debts are mortgaged by the Debtor with certificates of land use rights, ownership of houses and land-attached assets (of individuals and organizations), the value of capital contributed by DTK Joint Stock Company and a number of individuals to other organizations and other assets.

The Company signed an agreement in principle on 23 June 2023 with MKC Vinh Phuc Joint Stock Company (related party) on the transfer of the Company's debt collection rights at The Vietnam Feed Joint Stock Company together with collateral of 04 Land Use Right Certificates, the ownership of houses and land-attached assets in Binh Xuyen commune, Phu Tho province under the ownership of The Vietnam Feed Joint Stock Company for MKC Vinh Phuc Joint Stock Company. The Company has received the deposit under this agreement.

Pursuant to Minutes of Agreement No. 251010/BBTT-CNCTech-MKHitek dated 20 December 2025 between the Company and MK High Technology Joint Stock Company (a major shareholder of MKC Vinh Phuc Joint Stock Company), the Company committed that the terms of the agreement will continue to be implemented and that it will complete the necessary legal and financial procedures to determine the cost basis of the assets to be transferred, arising from the auction purchase of debts, land-attached assets, and other related valid and reasonable assets and expenses, in order to subsequently transfer the right to claim such debts in accordance with the agreement

Held-to-maturity investments

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Cash equivalents	1,442,514,555	-
Loan receivables	49,473,507,495	53,338,000,000
The Vietnam Feed Joint Stock Company (i)	22,823,507,495	31,438,000,000
Vietnam American Oil Tools Joint Stock Company (ii)	13,000,000,000	13,000,000,000
Arts Group Joint Stock Company (ii)	8,000,000,000	6,400,000,000
Ms. Vu Thi Minh Ngoc	-	2,000,000,000
MKC Vinh Phuc Joint Stock Company (ii)	650,000,000	500,000,000
Mr. Ta Van Hung (iii)	5,000,000,000	-
Deposit, loan interests	3,185,453,682	10,385,776,533
	54,101,475,732	63,723,776,533

In which:

Short-term loan receivables to related parties

(Details stated in Note 29)

- (i) The Company provided a loan to The Vietnam Feed Joint Stock Company under loan agreements, with a term not exceeding 12 months at an interest rate of 12% per annum. The loan is unsecured.
- (ii) The Company provided loans to its subsidiaries and associates under loan agreements, at interest rates ranging from 12% per annum to 18% per annum (2025: from 12% per annum to 18% per annum). These loans are unsecured.
- (iii) The Company provided a loan to Mr. Ta Van Hung under loan agreements, with a term not exceeding 12 months at an interest rate of 12% per annum. The loan is unsecured.



Long-term financial investments

	Closing balance			Opening balance		
	Cost	Provision	Fair value	Cost	Provision	Fair value
	VND			VND		
a) Investment in subsidiaries						
Thang Long CNCTech Joint Stock Company	349,770,000,000	-	(i)	349,770,000,000	-	(i)
FSI Group Joint Stock Company	239,084,826,951	-	(i)	239,084,826,951	-	(i)
Bac Giang International Logistics Company Limited	161,859,769,042	(14,417,668,605)		161,859,769,042	(14,417,668,605)	
Vinh Phuc VinaStartup Joint Stock Company	139,500,000,000	-	(i)	139,500,000,000	-	(i)
CNCTech Ha Nam Joint Stock Company	137,200,000,000	-	(i)	137,200,000,000	-	(i)
CNCTech Global Joint Stock Company	135,600,000,000	-	(i)	135,600,000,000	-	(i)
Arts Group Joint Stock Company	55,022,500,000	-	(i)	55,022,500,000	-	(i)
CNCTech Binh Duong Joint Stock Company	48,950,000,000	-	(i)	48,950,000,000	-	(i)
	1,266,987,095,993	(14,417,668,605)		1,266,987,095,993	(14,417,668,605)	
b) Investment in associates						
MKC Vinh Phuc Joint Stock Company	125,000,000,000	(62,374,058)	(i)	125,000,000,000	(62,374,058)	(i)
VINECO Telecommunication Systems Joint Stock Company	56,586,065,585	-	(i)	56,586,065,585	-	(i)
Vietnam American Oil Tools Joint Stock Company	43,233,800,000	(15,256,082,556)	(i)	43,233,800,000	(15,256,082,556)	(i)
Vietnam CNC And Technology Application Joint Stock Company	18,264,180,000	-	(i)	18,264,180,000	-	(i)
	243,084,045,585	(15,318,456,614)		243,084,045,585	(15,318,456,614)	
c) Equity investments in other entity						
Vija Engineering Joint Stock Company	13,500,000,000	-	(i)	13,500,000,000	-	(i)
Hop Thinh Green Clusters Joint Stock Company	8,800,000,000	-	(i)	8,800,000,000	-	(i)
MK Vision Joint Stock Company	7,500,000,000	-	(i)	7,500,000,000	-	(i)
Yen Lac High-Tech Industrial Park Joint Stock Company	19,450,000,000	-	(i)	-	-	(i)
	49,250,000,000	-		29,800,000,000	-	

(i) The Company has not assessed fair value of its financial investments as at the statement of financial position date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these financial investments in unlisted companies.

CNCTECH GROUP JOINT STOCK COMPANY
NOTE TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

7. SHORT-TERM TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Viettel Manufacturing Corporation One Member Limited Liability Company	2,439,402,240	10,614,252,380
Arts Group Joint Stock Company	7,050,000,000	7,050,000,000
CNC Technology Solutions Joint Stock Company	-	6,612,013,696
Others	879,918,336	758,918,336
	<u>10,369,320,576</u>	<u>25,035,184,412</u>

In which:

Short-term trade receivables from related parties
(Details stated in Note 29)

8. OTHER RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a. Current		
Deposit for acquisition of shares (i)	26,132,627,260	24,132,627,260
Prepaid site clearance costs (ii)	13,534,432,003	13,534,432,003
Others	5,078,963,359	1,712,877,111
	<u>44,746,022,622</u>	<u>39,379,936,374</u>

In which:

Other short-term other receivables from related parties (Details in stated Note 32)

b. Non-current

Deposit for factory leases	28,613,289,312	28,613,289,312
<i>CNCTech Ha Nam Joint Stock Company</i>	17,675,868,672	17,675,868,672
<i>CNCTech Thang Long Joint Stock Company</i>	7,032,342,240	7,032,342,240
<i>Vietland Investment and Construction Joint Stock Company</i>	3,905,078,400	3,905,078,400
Other non-current receivables	1,413,863,808	1,413,863,808
	<u>30,027,153,120</u>	<u>30,027,153,120</u>

In which:

Other long - term receivables from related parties
(Details in stated Note 32)

- (i) Closing balance represents the deposit paid by the Company to Ms. Vu Thi Minh Ngoc to acquire her shares in DTK Joint Stock Company in accordance with the Deposit Agreement dated 01 November 2022 between the two parties.
- (ii) Represent the prepayment made by the Company to the Compensation and Site Clearance Council of Tam Duong District (currently known as the Project Management Board of Hoy Think Commune) for the Investment Project on the construction of technical infrastructure for Hop Think Industrial Cluster, Hoi Think Commune, Phu Tho Province.

9. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Current		
Prepaid factory rental costs	28,714,500,511	41,770,057,969
Others	1,528,698	60,094,450
	<u>28,716,029,209</u>	<u>41,830,152,419</u>
b. Non-current		
Prepaid factory rental costs	21,794,127,262	23,903,236,354
Prepaid land rental costs	10,923,928,487	11,005,046,768
Others	723,279,402	687,763,386
	<u>33,441,335,151</u>	<u>35,596,046,508</u>

10. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Motor vehicles and transmission equipment	Management equipment and supplies	Total
	VND	VND	VND
COST			
Opening balance	17,731,314,622	966,636,544	18,697,951,166
Closing balance	<u>17,731,314,622</u>	<u>966,636,544</u>	<u>18,697,951,166</u>
ACCUMULATED DEPRECIATION			
Opening balance	8,720,292,463	613,781,909	9,334,074,372
Charge for the period	447,237,246	36,259,818	483,497,064
Closing balance	<u>9,167,529,709</u>	<u>650,041,727</u>	<u>9,817,571,436</u>
NET BOOK VALUE			
Opening balance	<u>9,011,022,159</u>	<u>352,854,635</u>	<u>9,363,876,794</u>
Closing balance	<u>8,563,784,913</u>	<u>316,594,817</u>	<u>8,880,379,730</u>

11. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Computer software
	VND
COST	
Opening balance	7,553,400,000
Closing balance	<u>7,553,400,000</u>
ACCUMULATED AMORTIZATION	
Opening balance	5,903,399,972
Charge for the period	137,499,999
Closing balance	<u>6,040,899,971</u>
NET BOOK VALUE	
Opening balance	<u>1,650,000,028</u>
Closing balance	<u>1,512,500,029</u>

12. INCREASES, DECREASES IN INVESTMENT PROPERTY

Investment property for lease

	Buildings and Structures
	VND
COST	
Opening balance	11,090,270,588
Closing balance	<u>11,090,270,588</u>
ACCUMULATED DEPRECIATION	
Opening balance	1,442,375,026
Charge for the period	57,761,826
Closing balance	<u>1,500,136,852</u>
NET BOOK VALUE	
Opening balance	<u>9,647,895,562</u>
Closing balance	<u>9,590,133,736</u>

The Company's investment property for lease include an office under the "Office, Commercial, Service, Kindergarten, and Apartment Complex" project at Me Tri Ha Urban Area, Me Tri Ward, Hanoi.

Fair value of investment property

According to VAS No. 05 - *Investment Properties*, fair value of investment property as at 31 March 2026 is required to be disclosed. However, the Company could not determine the fair value as at 31 March 2026; therefore, no information about the fair value is disclosed in the notes to the separate financial statements. In order to determine the fair value, the Company would require an independent consultancy company to perform the valuation. At present, the Company has not found a suitable consultancy company yet.

13. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
Acquisition of fixed assets	31,119,003,000	16,003,203,000
	<u>31,119,003,000</u>	<u>16,003,203,000</u>

14. SHORT-TERM TRADE PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
Thang Long CNCTech Joint Stock Company	27,774,458,514	29,692,077,861
The Vietnam Feed Joint Stock Company	-	17,603,523,300
Intech Infrastructure and Construction Joint Stock Company	8,843,064,000	-
Others	9,601,397,893	6,420,803,145
	<u>46,218,920,407</u>	<u>53,716,404,306</u>

In which:

Short-term trade payables to related parties
(Details stated in Note 29)

15. SHORT-TERM ADVANCES FROM CUSTOMERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Intech Roboties Company Limited	34,593,350,000	34,243,350,000
Mr. Ngo Hung Tin	5,000,000,000	5,000,000,000
Vietnam Accton Technology Co., Ltd	3,854,147,524	-
	<u>43,447,497,524</u>	<u>39,243,350,000</u>

16. TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	<u>Opening balance</u>	<u>Payable during the year</u>	<u>Paid/Offset during the year</u>	<u>Closing balance</u>
	VND	VND	VND	VND
Value added tax	352,272,968	647,032,805	999,305,773	-
Corporate income tax	1,133,518,403	-	1,133,518,403	-
Personal income tax	629,660,639	862,355,906	1,341,768,011	150,248,534
Fees, charges, and other payables	605,893,954	-	605,893,954	-
	<u>2,721,345,964</u>	<u>1,509,388,711</u>	<u>4,080,486,141</u>	<u>150,248,534</u>

17. SHORT-TERM ACCRUED EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Accrual for interest expenses	28,106,268,246	63,002,665,281
Other accruals	307,800,000	307,800,000
	<u>28,414,068,246</u>	<u>63,310,465,281</u>

In which:

Short-term accruals with related parties
(Details stated in Note 29)

18. UNEARNED REVENUE

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Advance from factory rental	43,330,587,006	58,880,992,997
Vietnam Accton Technology Co., Ltd	40,327,662,176	55,655,720,074
Giao Hang Tiet Kiem Joint Stock Company	2,928,808,800	2,928,808,800
RCE-VINA Co., Ltd.	74,116,030	296,464,123
Others	423,761,327	2,340,616,255
CNC Technology Solution Joint Stock Company	423,761,327	1,745,294,819
Vinh Phuc VinaStartup Joint Stock Company	-	418,104,926
CNCTech Global Joint Stock Company	-	177,216,510
	43,754,348,333	61,221,609,252
In which:		
Unearned revenue from related parties (Details stated in Note 29)		
b. Long-term		
Advance from factory rental	15,719,964,644	18,177,207,654
Vietnam Accton Technology Co., Ltd	15,719,964,644	18,177,207,654
	15,719,964,644	18,177,207,654



19. OTHER PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a. Current		
Deposits for the transfer of trading securities (i)	249,800,000,000	249,800,000,000
Deposits for office transfer and leases	5,521,200,000	5,521,200,000
<i>Thai Son Trading Service Development and Investment Company Limited</i>	5,451,200,000	5,451,200,000
<i>RCE-VINA Company Limited</i>	70,000,000	70,000,000
Payable to individuals with capital contribution authorization (ii)	4,104,925,000	4,104,925,000
Others	204,388,046	186,063,045
	<u>259,630,513,046</u>	<u>259,612,188,045</u>
In which		
Other current payables to related parties (Details stated in Note 29)		
b. Non-current		
<i>Deposits for factory leases</i>	35,599,947,408	35,599,947,408
<i>Vietnam Accton Technology Co., Ltd</i>	31,206,734,208	31,206,734,208
<i>Giao Hang Tiet Kiem Joint Stock Company</i>	4,393,213,200	4,393,213,200
	<u>35,599,947,408</u>	<u>35,599,947,408</u>

- (i) The Company has received a deposit from MKC Vinh Phuc Joint Stock Company (a related party) under the Agreement in principle dated 23 June 2023 between the two parties regarding the assignment of the Company's receivables from The Vietnam Feed Joint Stock Company, secured by four Certificates of land use rights, houses and land-attached assets ownership rights in Binh Xuyen commune, Phu Tho province, which are owned by The Vietnam Feed Joint Stock Company. Under this agreement, the receivables will be partially transferred from the Company to MKC Vinh Phuc Joint Stock Company when the legal conditions are met and in proportion to the value of the deposit.
- (ii) The Company has received funds from individuals who have authorized the Company to invest in VINECO Telecommunication Systems Joint Stock Company (a related party).

20. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASE

	Opening balance		In the period		Closing balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	VND Amount	VND Amount able to be paid off
a) Short-term loans from third parties	7,146,361,798	7,146,361,798	5,795,885,792	4,484,391,553	8,457,856,037	8,457,856,037
Vietnam Joint Stock Commercial Bank for Industry and Trade - Nam Thang Long Branch (i)	7,146,361,798	7,146,361,798	5,795,885,792	4,484,391,553	8,457,856,037	8,457,856,037
b) Short-term loans from related parties (ii)	288,460,000,000	288,460,000,000	80,743,138,562	104,030,000,000	265,173,138,562	265,173,138,562
Thang Long CNCTech Joint Stock Company	111,520,000,000	111,520,000,000	5,500,000,000	23,200,000,000	93,820,000,000	93,820,000,000
CNCTech Ha Nam Joint Stock Company	79,910,000,000	79,910,000,000	6,050,000,000	20,250,000,000	65,710,000,000	65,710,000,000
CNCTech Binh Duong Joint Stock Company	70,000,000,000	70,000,000,000	10,000,000,000	10,000,000,000	70,000,000,000	70,000,000,000
CNCTech Global Joint Stock Company	18,230,000,000	18,230,000,000	30,400,000,000	46,000,000,000	2,630,000,000	2,630,000,000
Hop Think Green Clusters Joint Stock Company	8,800,000,000	8,800,000,000	-	-	8,800,000,000	8,800,000,000
Vinh Phuc VinaStartup Joint Stock Company	-	-	28,793,138,562	4,580,000,000	24,213,138,562	24,213,138,562
c) Current portion of long-term loans	1,090,494,840	1,090,494,840	272,623,710	272,623,710	1,090,494,840	1,090,494,840
Shinhan Bank Vietnam Limited - Vinh Phuc Branch	816,494,844	816,494,844	204,123,711	204,123,711	816,494,844	816,494,844
Military Commercial Joint Stock Bank	273,999,996	273,999,996	68,499,999	68,499,999	273,999,996	273,999,996
	296,696,856,638	296,696,856,638	86,811,648,064	108,787,015,263	274,721,489,439	274,721,489,439

The details of the Company's short-term borrowings as at 31 March 2026 are as follows:

- (i) According to the credit agreement between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Nam Thang Long Branch, the Company has a short-term loan with a credit limit of VND 10,000,000,000. The maximum term for the credit limit is 12 months, expiring on 13 August 2026, and is intended to supplement the Company's working capital. The loan term is calculated from the date of disbursement, with a maximum term of 6 months. The interest rate for each drawdown is specified in the promissory note, ranging from 7% per annum to 7.5% per annum (2025: 7% per annum to 7.5% per annum), with monthly interest payments. The Company has pledged third-party assets (real estate owned by Ms. Nguyen Phuong Nga, Deputy General Director of the Company) as collateral for this loan.
- (ii) The Company has short-term loans from its subsidiaries, associates, and related parties, with loan terms of 12 months, intended to supplement the Company's working capital. The interest rates on these loans range from 5% per annum to 12% per annum (2025: range from 5% per annum to 12% per annum). These loans are unsecured.

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NOTE TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

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21. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the period		Closing balance	
	VND Amount	VND Amount able to be paid off	Increases	VND Decreases	VND Amount	VND Amount able to be paid off
a) Long-term loan from third party	6,627,800,703	6,627,800,703	-	272,623,710	6,355,176,993	6,355,176,993
Shinhan Bank Vietnam Limited - Vinh Phuc Branch (i)	5,171,134,023	5,171,134,023	-	204,123,711	4,967,010,312	4,967,010,312
Four Tigers Technology Joint Stock Company (ii)	1,000,000,000	1,000,000,000	-	-	1,000,000,000	1,000,000,000
Military Commercial Joint Stock Bank - My Dinh Branch (iii)	456,666,680	456,666,680	-	68,499,999	388,166,681	388,166,681
b) Long-term loan from related party	51,000,000,000	51,000,000,000	-	-	51,000,000,000	51,000,000,000
Vietnam CNC and Technology Application Joint Stock Company (iv)	51,000,000,000	51,000,000,000	-	-	51,000,000,000	51,000,000,000
	57,627,800,703	57,627,800,703	-	272,623,710	57,355,176,993	57,355,176,993

In which:

- Amount due for settlement within 12 months 1,090,494,840 1,090,494,840

- Amount due after 12 months 56,537,305,863 56,537,305,863

The details of the Company's long-term borrowings as at 31 March 2026 are as follows:

- (i) According to the loan agreement between the Company and Shinhan Bank Vietnam Limited – Vinh Phuc Branch, the Company has a long-term loan with a borrowing limit of VND 6,000,000,000. The credit limit is valid for 96 months from the date of the first disbursement, and the loan is intended for the purchase of automobiles for the Company. The interest rate on the loan in Quarter I 2026 is 7.9% per annum (2025: 7.9% per annum), with monthly interest payments. The Company has pledged its fixed assets (automobiles financed by the loan) as collateral for the loans.
- (ii) Pursuant to the loan agreement between the Company and Four Tigers Technology Joint Stock Company, the long-term loan has an outstanding balance of VND 1,000,000,000 and obtained for the purpose of supplementing the Company's working capital. The loan term is 12 months from the disbursement date and has been extended until 31 December 2030 in accordance with Appendix No. PL01/1605/2025 dated 15 August 2025. The applicable interest rate for the 1st Quarter is 12% per annum, with interest payable on a quarterly basis. The loan is unsecured.

- (iii) According to the loan agreement between the Company and Military Commercial Joint Stock Bank – My Dinh Branch, the Company has a long-term loan with a borrowing limit of VND 1,370,000,000. The credit limit is valid for 60 months from the date of the first disbursement, and the loan is intended for the purchase

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of automobiles for the Company. The interest rate on the loan in Quarter I 2026 is 11.3% per annum (2025: 11.3% per annum), with monthly interest payments. The Company has pledged its fixed assets (automobiles financed by the loan) as collateral for the loans.

(iv) According to the loan agreement between the Company and Vietnam CNC And Technology Application Joint Stock Company (a related party), the Company had an outstanding long-term loan balance of VND 51,000,000,000. The loan term is 24 months from the date of disbursement, has been extended until 31 December 2030 pursuant to contract appendices signed in 2025 and is intended to supplement the Company's working capital. The interest rate of the loan in Quarter I 2026 is 12% per annum (2025: 12% per annum), the interest shall be payable every 3 months. The loan is unsecured.

Long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year	1,090,494,840	1,090,494,840
In the second year	930,661,529	999,161,528
In the third to fifth year inclusive	55,334,020,624	55,538,144,335
	57,355,176,993	57,627,800,703
Less: Amount due for settlement within 12 months (shown under current loans)	1,090,494,840	1,090,494,840
Amount due for settlement after 12 months	56,264,682,153	56,537,305,863

22. OWNERS' EQUITY

Movements in owners' equity

	Owners' contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
Prior year's opening balance	916,000,000,000	127,600,000,000	7,683,095,928	1,051,283,095,928
Dividend payment by share	-	-	45,413,818,982	45,413,818,982
Remuneration paid to Board of Directors and Board of Supervisors	-	-	(600,000,000)	(600,000,000)
Current year's opening balance	916,000,000,000	127,600,000,000	52,496,914,910	1,096,096,914,910
Prior period's opening balance	916,000,000,000	127,600,000,000	52,496,914,910	1,096,096,914,910
Profit for the period	-	-	69,386,730,661	69,386,730,661
Current period's closing balance	916,000,000,000	127,600,000,000	121,883,645,571	1,165,483,645,571

Charter Capital

According to the 22nd amended Enterprise Registration Certificate dated 13 August 2025, the Company's charter capital is VND 916,000,000,000. As at 31 March 2026, the charter capital has been fully contributed by the owner as follows:

	Closing balance		Opening balance	
	VND	%	VND	%
Mr. Nguyen Van Hung	451,599,670,000	49.30	451,599,670,000	49.30
Tang Wing Fong Terry	94,806,140,000	10.35	94,806,140,000	10.35
MK High Technology Joint Stock Company	76,333,330,000	8.33	76,333,330,000	8.33
MB Capital Management Joint Stock Company	45,800,000,000	5.00	45,800,000,000	5.00
TAT Investment and Trading Co., Ltd.	45,800,000,000	5.00	45,800,000,000	5.00
Others	201,660,860,000	22.02	201,660,860,000	22.02
	916,000,000,000	100	916,000,000,000	100

Shares

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Number of shares issued to the public	91,600,000	91,600,000
<i>Ordinary shares</i>	<i>91,600,000</i>	<i>91,600,000</i>
Number of outstanding shares in circulation	91,600,000	91,600,000
<i>Ordinary shares</i>	<i>91,600,000</i>	<i>91,600,000</i>

An ordinary share has par value of VND 10,000.

23. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	<u>Current Period</u>
	VND
Revenue from goods sold and services rendered	
Revenue from lease and rendered services	24,332,717,129
Revenue from goods sold	1,795,228,000
	<u>26,127,945,129</u>
In which:	
Revenue from related parties (Details stated in Note 29)	

24. COST OF SERVICES RENDERED

	<u>Current Period</u>
	VND
Cost of rental and service rendered	19,070,814,084
Cost of goods sold	1,773,257,390
	<u>20,844,071,474</u>

25. PRODUCTION COST BY NATURE

	<u>Current Period</u>
	VND
Labour expenses	8,970,999,256
Depreciation and amortization of fixed assets and investment properties and allocation of land rental	678,758,889
Out-sourced services	1,495,492,638
Others	2,567,932,732
	<u>13,713,183,515</u>

26. FINANCIAL INCOME

	<u>Current Period</u>
	VND
Dividend income	89,440,689,909
Deposit and loan interest and investment bonds	1,963,471,346
	<u>91,404,161,255</u>

In which:
Financial income from related parties
(Details stated in Note 29)

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27. FINANCIAL EXPENSES

	<u>Current Period</u>
	VND
Interest expenses	10,677,777,433
	<u>10,677,777,433</u>
In which:	
Financial expenses with related parties (Details stated in Note 29)	

28. GENERAL AND ADMINISTRATION EXPENSES

	<u>Current Period</u>
	VND
Selling expenses	
Out-sourced services	717,493,085
Others	268,600,000
	<u>986,093,085</u>
General and administration expenses	
Staff costs	8,707,399,256
Stationery	164,044,588
Depreciation and amortisation	678,758,889
Out-sourced services	777,999,553
Others	2,398,888,144
	<u>12,727,090,430</u>

29. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions in the year and significant balances at period end:

<u>Related parties</u>	<u>Relationship</u>
CNCTech Binh Duong Joint Stock Company	Subsidiary
Vinh Phuc VinaStartup Joint Stock Company	Subsidiary
Thang Long CNCTech Joint Stock Company	Subsidiary
CNCTech Ha Nam Joint Stock Company	Subsidiary
CNCTech Global Joint Stock Company	Subsidiary
FSI Group Joint Stock Company	Subsidiary
Bac Giang International Logistics Company Limited	Indirect subsidiary
SMCTech Joint Stock Company	Indirect subsidiary
CNC High Technologies Joint Stock Company	Indirect subsidiary
Arts Group Joint Stock Company	Subsidiary
Vietnam CNC And Technology Application Joint Stock Company	Associate
VINECO Telecommunication Systems Joint Stock Company	Associate
Vietnam American Oil Tools Joint Stock Company	Associate
MKC Vinh Phuc Joint Stock Company	Associate
Hop Think Green Clusters Joint Stock Company	Company related to major shareholders
CNC Technology Solutions Joint Stock Company	Company related to major shareholders
The Vietnam Feed Joint Stock Company	Company related to major shareholders
FSI Holdings Company Limited	Company related to major shareholders
CLI Investment Company Limited	Company related to major shareholders
Nam Binh Xuyen Green Park Development Company Limited	Company related to major shareholders
Board of Directors, Executive Board/ Board of Executive officers, Chief Accountant	Key management personnel

During the period, the Company entered into the following transactions with its related parties:

	<u>Current Period</u> VND
Revenue from goods sold and services rendered	1,916,854,928
CNC Technology Solutions Joint Stock Company	1,321,533,492
Vinh Phuc VinaStartup Joint Stock Company	418,104,926
CNCTech Global Joint Stock Company	177,216,51
Purchase of goods and services	1,773,257,390
Thang Long CNCTech Joint Stock Company	1,773,257,390
Purchase of share	19,450,000,000
Yen Lac High-Tech Industrial Park Joint Stock Company	19,450,000,000
Borrowings	80,743,138,562
Thang Long CNCTech Joint Stock Company	5,500,000,000
CNCTech Binh Duong Joint Stock Company	10,000,000,000
CNCTech Ha Nam Joint Stock Company	6,050,000,000
CNCTech Global Joint Stock Company	30,400,000,000
Vinh Phuc VinaStartup Joint Stock Company	28,793,138,562
Repayments of borrowings	104,030,000,000
Vinh Phuc VinaStartup Joint Stock Company	4,580,000,000
Thang Long CNCTech Joint Stock Company	23,200,000,000
CNCTech Global Joint Stock Company	46,000,000,000
CNCTech Ha Nam Joint Stock Company	20,250,000,000
CNCTech Binh Duong Joint Stock Company	10,000,000,000
Lending	2,400,000,000
Arts Group Joint Stock Company	1,600,000,000
The Vietnam Feed Joint Stock Company	650,000,000
MKC Vinh Phuc Joint Stock Company	150,000,000
Loan recovery	9,264,492,505
The Vietnam Feed Joint Stock Company	9,264,492,505
Dividend received	89,440,689,909
Thang Long CNCTech Joint Stock Company	23,568,895,725
Vinh Phuc VinaStartup Joint Stock Company	19,871,794,184
CNCTech Global Joint Stock Company	46,000,000,000
Interest income	1,748,570,960
The Vietnam Feed Joint Stock Company	947,957,261
Vietnam American Oil Tools Joint Stock Company	576,986,302
Arts Group Joint Stock Company	223,627,397
Interest expense	10,387,152,486
Vinh Phuc VinaStartup Joint Stock Company	193,662,073
Thang Long CNCTech Joint Stock Company	3,415,298,631
Vietnam CNC And Technology Application Joint Stock Company	1,509,041,096
CNCTech Ha Nam Joint Stock Company	2,175,353,424
CNCTech Global Joint Stock Company	1,022,564,384
CNCTech Binh Duong Joint Stock Company	2,071,232,878

The related parties' balances as at the statement of financial position date were as follows:

	<u>Closing balance</u>
	VND
Short-term trade receivables	7,050,000,000
Arts Group Joint Stock Company	7,050,000,000
Other long-term receivables	26,038,108,594
CNCTech Ha Nam Joint Stock Company	19,005,766,354
Thang Long CNCTech Joint Stock Company	7,032,342,240
Short-term trade payables	31,854,976,647
Thang Long CNCTech Joint Stock Company	27,774,458,514
CNCTech Ha Nam Joint Stock Company	4,080,518,133
Short-term accrued expenses	27,795,144,955
Vinh Phuc VinaStartup Joint Stock Company	193,662,071
Thang Long CNCTech Joint Stock Company	16,961,976,986
CNCTech Ha Nam Joint Stock Company	5,744,994,115
Vietnam CNC And Technology Application Joint Stock Company	1,109,041,098
CNCTech Global Joint Stock Company	1,553,141,917
CNCTech Binh Duong Joint Stock Company	2,232,328,768
Short-term unearned revenue	423,761,327
CNC Technology Solutions Joint Stock Company	423,761,327
Other short-term payables	249,800,000,000
MKC Vinh Phuc Joint Stock Company	249,800,000,000
Short-term loans	265,173,138,562
Thang Long CNCTech Joint Stock Company	93,820,000,000
CNCTech Ha Nam Joint Stock Company	65,710,000,000
CNCTech Binh Duong Joint Stock Company	70,000,000,000
CNCTech Global Joint Stock Company	2,630,000,000
Hop Thinh Green Clusters Joint Stock Company	8,800,000,000
Vinh Phuc VinaStartup Joint Stock Company	24,213,138,562



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	<u>Closing balance</u>
	VND
Long-term loans	51,000,000,000
Vietnam CNC And Technology Application Joint Stock Company	51,000,000,000



Le Thu Thuy
Preparer/Chief Accountant



Nguyen Van Hung
Group Executive Chairman
Hanoi, 17 April 2026

